

**LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, SEPTEMBER 28, 2010**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, September 28, 2010, commencing at 7:00 a.m.

Present: Council Member Hansen, Council Member Johnson, and Mayor Katzakian

Absent: Council Member Mounce, and Mayor Pro Tempore Hitchcock

Also Present: Interim City Manager Bartlam, City Attorney Schwabauer, and City Clerk Johl

B. Topic(s)

B-1 Receive Presentation on Fire Station 2 Alternatives (CM)

Interim City Manager Rad Bartlam provided a PowerPoint presentation regarding Fire Station No. 2 alternatives. Specific topics of discussion included the Station 2 Plot Plan from 1980, 24 by 60 double-wide trailer floor plan, 48 by 60 portable Fire Station floor plan, and proximity to City-owned property on Thurman Street.

In response to Council Member Hansen, Mr. Bartlam stated the cost of the utilities is approximately \$10,000 in addition to the \$33,000 cost for the unit assuming a two-year construction period for a new fire station.

In response to Council Member Hansen, Mr. Bartlam stated the portable fire station option cost is approximately \$65,000 and the majority of that cost is related to set-up and break-down fees.

In response to Council Member Hansen, Mr. Bartlam stated staff did look into local opportunities for housing firefighters through Meehleis Modular.

In response to Council Member Hansen, Bill Meehleis, representing Meehleis Modular, stated his company constructs permanent buildings only, both alternatives presented look reasonable with respect to construction and costs, and generally speaking the costs for installation are greater than the costs associated with the lease.

In response to Council Member Hansen, Mr. Meehleis stated the biggest challenge is hooking up the sewer lines, life spans of structures are longer now because sustainable materials are used, and temporary structures last approximately 15 years.

In response to Mayor Katzakian, Mr. Bartlam stated it would be more difficult to operate existing fire services at same location as the temporary housing facility and it may be easier to construct the permanent facility elsewhere.

In response to Council Member Hansen, Mr. Bartlam stated in Albany reconstruction was on site and temporary structures, including a temporary bay to house the engines and equipment, were on another site.

In response to Council Member Hansen, Fire Chief Donnelly stated the bay at the existing station could be used during the transition while staff continues to study the best options for response times from various site locations and construction and design elements.

In response to Council Member Johnson, Mr. Bartlam stated that, assuming response times are not hindered, the City-owned site on Thurman presents opportunities for unhampered design of a new facility and additional training grounds.

In response to Council Member Hansen, Mr. Bartlam stated the Thurman property has been on sale over the years, there has been no serious interest in the property, and it has not been actively marketed.

In response to Mayor Katzakian, Chief Donnelly stated currently Fire Station No. 2 is the only station with on-site training.

In response to Council Member Hansen, Mr. Bartlam stated the Thurman property is approximately nine acres.

In response to Council Member Hansen, Chief Donnelly stated the response times near Elm/Locust would be impacted slightly but there would be better response times to the south.

In response to Council Member Hansen, Chief Donnelly stated staff has not looked at response times from the Thurman site to the existing site and staff will need a few weeks to run response time numbers from the two City-owned sites.

In response to Mayor Katzakian, Chief Donnelly stated it is important in the event of an emergency or natural disaster which compromises Highway 99 to have a station on the other side of the freeway.

In response to Council Member Hansen, Chief Donnelly stated the service area for the current station is everything east of the railroad tracks but Station No. 3 would respond to an incident near Central and Cherokee based on proximity.

In response to Council Member Hansen, Mr. Bartlam stated the overall process would include bidding the project, receiving bids and awarding the contract, and construction of the project. He stated some time could be saved if it was determined an aspect of the project was sole source.

In response to Mayor Katzakian, Mr. Bartlam stated there are no concerns with the availability of the portable fire station.

In response to Council Member Hansen, Chief Donnelly stated there is some question if temporary housing was located at the existing station site as to whether the housing should be located at the back corner of the facility or adjacent to the existing building near the bay.

In response to Council Member Hansen, Chief Donnelly stated that, while some equipment can be moved off site to other stations, the engine and hazmat equipment would need to stay on site for operations.

In response to Council Member Johnson, Mr. Bartlam stated utilities are present at the Thurman site but there is nothing to currently tap into, for which there would be an additional cost.

In response to Council Member Johnson, Chief Donnelly and Mr. Bartlam stated the Thurman site offers available land for construction and design and location for future training and operations.

In response to Council Member Hansen, Mr. Meehleis stated site build is approximately 15% more cost than prefabrication because there are prevailing wages to be paid even though the materials and components may be the same.

In response to Council Member Johnson, Mr. Meehleis stated talks in Orange County regarding standardizing plans for 2, 4, and 6 bay construction of fire stations have come to a halt due to the lack of funding.

In response to Council Member Hansen, Mr. Meehleis stated Meehleis Modular currently specializes in construction of schools and similar institutions and have not constructed a fire station to date.

In response to Council Member Johnson, Mr. Bartlam stated the best option for money is the State infrastructure bank, which is set up to provide a small amount of capital for these types of projects. Mr. Bartlam stated the estimated cost is \$3 million with an annual \$200,000 to \$250,000 annual debt service, not currently budgeted, although the retired debt service on fire engines could be put toward the same temporarily.

In response to Council Member Johnson, Chief Donnelly stated staff did apply for federal stimulus funds but was unsuccessful. He stated typically federal funds and grants cover portions of fire stations, such as the sprinkler system, as opposed to the entire facility.

Myrna Wetzel urged the City Council to act quickly on relocating the firefighters and making improvements to Fire Station No. 2.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:51 a.m.

ATTEST:

Randi Johl
City Clerk



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Receive Presentation on Fire Station 2 Alternatives

MEETING DATE: September 28, 2010

PREPARED BY: Interim City Manager

BACKGROUND INFORMATION: As the City Council saw first-hand during the August 17, 2010 shirtsleeve session, Fire Station 2 is plagued by water leaks and vermin and is no longer suited for housing firefighters.

Since then, staff researched short-term housing alternatives for firefighters while a long-term solution is further explored.

The most feasible way to obtain temporary housing is to lease a portable building and place it behind the existing station, continuing to use Station 2 for vehicle and equipment storage, laundry and other facilities that require only occasional use. While portable buildings can be assembled in a variety of configurations, staff has focused on two: 1) A standard double-wide trailer (24 feet by 60 feet), or 2) A portable building (48 feet by 60 feet) previously configured and used as a temporary fire house by the Albany Fire Department.

The proposed lease rate for the larger structure is approximately one-third less per square foot (66 cents vs. 46 cents) than the smaller building, but transportation and installation is higher. The larger unit, however, is better suited to the needs of multiple shifts, such as seven bedrooms, an office and a library, space for multiple refrigerators and ranges, two full restrooms, laundry facilities, a foyer and janitorial room. The unit was returned to the portable building company's storage yard in Dixon earlier this month.

The standard double-wide is typically configured with one restroom, four bedrooms, a kitchen and either one or two common areas. The units come with bathroom and kitchen fixtures, but do not include kitchen or laundry appliances.

Total cost to lease the larger facility for two years is approximately \$65,000, which includes delivery, set-up and removal. The cost for the double-wide is approximately \$33,000. The delivery, set-up and removal costs for the smaller portable are roughly half the cost of the larger one.

For either option, extending electrical service will cost roughly \$2,000. Extending water service will cost an estimated \$3,500 in order to trench a supply line. Connecting to the existing sewer service would cost about \$10,000, but there are questions if that can be done at all. Extending a sewer line presents a couple of issues, most notably the potential lack of pipe fall needed to connect to the existing service, and the requirement need to keep the sewer line at least 50 feet from the City water well at the rear of the property. A temporary holding tank may offer the best wastewater solution to the temporary housing need. Further study at the site is needed to provide a better cost estimate of wastewater handling.

APPROVED:

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Konradt Bartlam, Interim City Manager

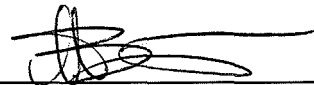
In addition to studying short-term housing options, staff is seeking financing options to construct a new fire station. Because on-hand cash is lacking, the City's staff and financial consultant are researching financing through the California Infrastructure and Economic Development Bank (I-Bank). The I-Bank, a State financing authority, offers low-interest loans (two-thirds the rate of A-rated tax-exempt bonds) for up to 30 years with low fees. A new fire station is eligible for an I-Bank loan, which would be secured by a lien on other City property, such as other fire stations.

As an example, the I-Bank approved a \$2.5 million loan to the El Dorado County Fire Protection District for a new station in July. Our preliminary cost estimate for a new Lodi station is \$3 million.

Another option would be to seek a private placement loan from a financial institution. While not our first choice due to higher costs, it remains an option.

With any type of fire station financing, the annual cost will have to be absorbed by the General Fund. Based on a \$3 million minimum project cost, we expect the annual payment will be approximately \$200,000 to \$250,000 per year.

Building a new station on the site of Station 2 will be difficult, if not impossible, with a portable fire house on the lot and the need to continue using the garage bays and electronic communications equipment at the site. Staff will explore City-owned properties east of Highway 99 for a suitable replacement site and make a recommendation in the near future.

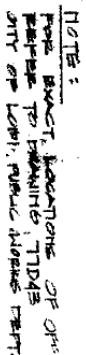
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Konradt Bartlam
Interim City Manager

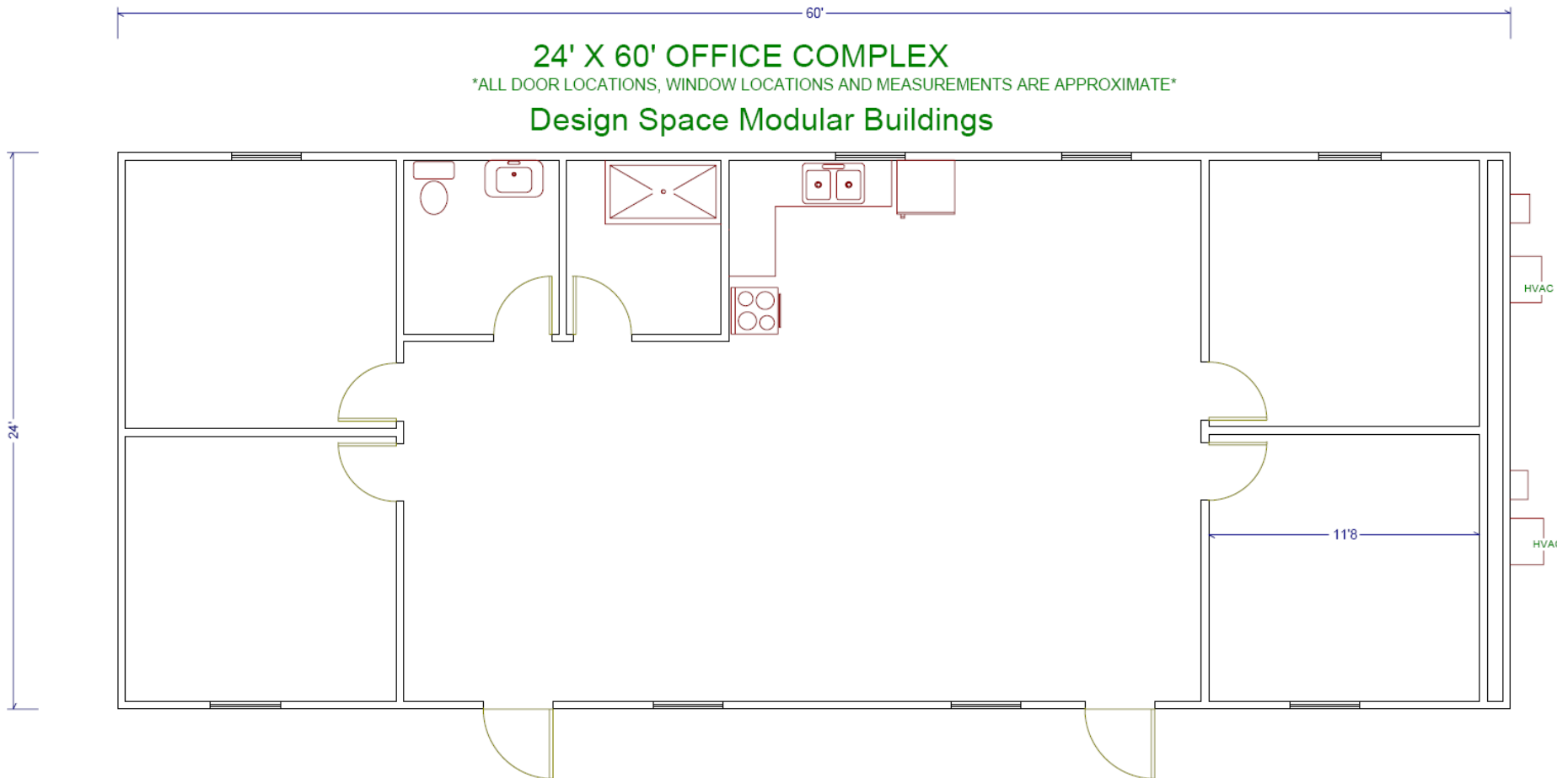
Fire Station 2 Alternatives

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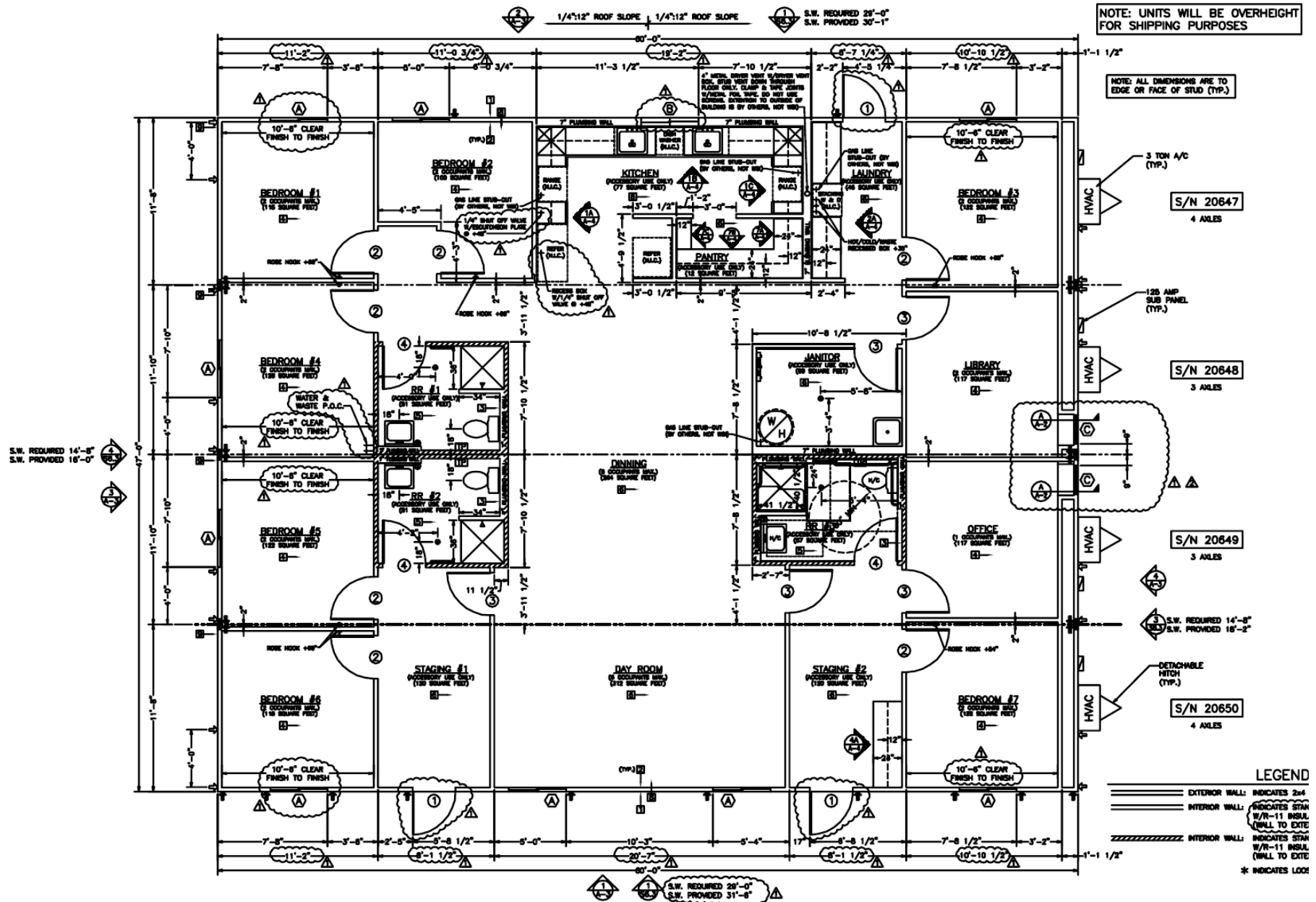
COVER 34/HENRY ST
TYPE SLABOTE FOR
CARPENTERS H-40 LAD



24-by-60 double-wide trailer floor plan



48-by-60 Portable Fire Station floor plan



Fire Station 2 proximity to City-owned property on Thurman Street

